

FOR  
SALE



24 Newcastle Hill, Bridgend, Mid Glamorgan CF31 4EY

£145,000 - Freehold

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Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Two bedroom mid link cottage within walking distance of Bridgend town centre and Bryntirion Comprehensive School. The property comprises lounge, kitchen, first floor bathroom, two bedrooms and courtyard rear garden. Ideal first time or investment purchase.

## POINTS OF INTEREST

- Two bedroom mid terrace house
- Walking distance of Bridgend town centre
- First floor bathroom
- Rear courtyard garden
- Ideal first time or investment purchase
- EPC - C / Council Tax - C



## ROOM DESCRIPTIONS

### Entrance

Via composite glass front door with glass panel above into the lounge.

### Lounge

3.00m x 5.90m (9' 10" x 19' 4") measurements narrow to 5m. Stippled ceiling, emulsioned walls, laminate flooring, two radiators, alcove and PVCu sash window overlooking the front with fitted blinds. Feature tiled fireplace with inset electric fire and door leading to under stairs storage and step up to the kitchen. Stairs leading to the first floor with fitted carpet, handrail and balustrade. Frosted glazed door leading into the kitchen.

### Kitchen

3.10m x 3.40m (10' 2" x 11' 2") Stippled ceiling, emulsioned walls, vinyl flooring in herringbone effect, radiator and Worcester style boiler. A range of wall and base units with tiling to the splash backs. Space for washing machine, fridge/freezer and door leading into the pantry. PVCu double glazed window to the rear and PVCu double glazed door leading out to the rear courtyard.

### Landing

Via stairs with fitted carpet Stippled ceiling, emulsioned walls, attic access, smoke alarm, radiator, glazed doors leading to two bedrooms and door leading into the bathroom.

### Bedroom 1

3.0m x 3.80m (9' 10" x 12' 6") Stippled ceiling, emulsioned walls, PVCu sash windows to the front of the property with fitted blinds, fitted carpet and radiator.

### Bedroom 2

2m x 3.10m (6' 7" x 10' 2") Stippled ceiling, emulsioned walls, PVCu double glazed window to the rear with fitted blinds, fitted carpet and radiator.

### Bathroom

2m x 2m (6' 7" x 6' 7") Stippled ceiling, emulsioned walls with tiling to the splash back areas, vinyl flooring and radiator. Three piece suite comprising low level WC, pedestal wash hand basin with stainless steel hot and cold taps and bath with stainless steel hot and cold taps and electric shower with stainless steel shower attachment above and handrail.

### Outside

The garden is laid to concrete with steps and wrought iron railings leading up to a paved seating area bound by wall.



Awaiting Floorplan

